

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
<u>MASTERS-SEVERE, INC. -OWNER; VILLAGE</u>	*	COUNTY BOARD OF APPEALS
<u>SOUND CO., INC. - C.P. FOR ZONING</u>		
RECLASSIFICATION FROM R.O. TO B.L. ON	*	OF
PROPERTY LOCATED ON THE SW/S		
REISTERSTOWN RD, APPROX. 400' SE OF	*	BALTIMORE COUNTY
SUNSET ROAD (11418 REISTERSTOWN RD)		
	*	Case No. R-94-329
4 <sup>TH</sup> ELECTION DISTRICT		Cycle III, 1994
3 <sup>RD</sup> COUNCILMANIC DISTRICT	*	

\* \* \* \* \*

### ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by William R. Lenhard, Esquire, on behalf of J. Richard Severe and Village Sound Company, Inc., Petitioners, for zoning reclassification from R.O. to B.L. on property located on the southwest side of Reisterstown Road, approximately 400' southeast of Sunset Road (11418 Reisterstown Road), in the Fourth Election District of Baltimore County.

**WHEREAS**, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

**WHEREAS**, no further action has been taken in this matter since a continuance was granted on September 13, 1994,

**IT IS, THEREFORE**, this 25<sup>th</sup> day of February, 2002, by the County Board of Appeals of Baltimore County

**ORDERED** that said Petition filed in Case No. R-94-329 be and the same is declared moot, and the Petition **DISMISSED**.

**COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Charles L. Marks, Chairman



## County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

MAY 24, 1994

### NOTICE OF HEARING

CASE NUMBER: R-94-329  
11418 Reisterstown Road  
SW/S Reisterstown Road, approximately 400' SE Sunset Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Masters-Severe, Inc.  
Contract Purchaser(s): Village Sound Company, Inc.

Petition to reclassify the property's zoning from R.O. to B.L.

HEARING: TUESDAY, SEPTEMBER 13, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

A handwritten signature in black ink that reads "William T. Hackett" followed by a stylized flourish or initials.

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Masters-Severe, Inc.  
Village Sound Company, Inc.  
William R. Lenhard, Esq.

94 MAY 27 PM 2:56

RECEIVED  
COUNTY BOARD OF APPEALS  
JAN 1995



economic constraints. Building height is limited by the height tent regulations; setbacks include front yards no less than 10 feet and not less than 40 feet from the centerline of the street, except as specified in Section 302.2. No setback is required for side yards, except for lots abutting a residential zone or on a corner lot on the street side; in these cases a 10 foot setback is required.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the following reason:

Support for any zoning change would be dependent upon the quality of site specific details. The change from R.O. zoning (which was revised in 1988 to provide site and building design criteria) to B.L. zoning (which does not have any site design or building design criteria) would not be in keeping with the goals of the Master Plan. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

JL:lw

# **INTER-AGENCY COMMENTS**

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

*Office of Pupil Assignments  
Educational Support Services Building  
6901 N. Charles Street  
Towson, Maryland 21204*

June 1, 1994

Mr. Jeffrey Long  
Community Planner  
Office of Planning & Zoning  
Mail Stop 1108

RE: Zoning Reclassification Cycle III  
April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

**Item 5 - Case No. R-94-333**

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99

311 T.H. x .192 = 60

159 Elementary Students

Page 2

310 S.F.	x .155	=	48	
311 T.H.	x .055	=	<u>17</u>	
				65 Middle Students

310 S.F.	x .146	=	45	
311 T.H.	x .090	=	<u>28</u>	
				73 High Students

A total yield of 297 students

**Item 13 - Case No. R-94-341**

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M.  
(15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F.	x .236	=	43	Elementary Students
181 S.F.	x .071	=	13	Middle Students
181 S.F.	x .107	=	<u>19</u>	High Students
				75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

*Barbara Pickelsimer*

Barbara Pickelsimer,  
Field Representative  
Office of Pupil Assignments

bp

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 9, 1994  
 Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
 for Zoning Reclassification Cycle III  
 April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

Item 2 - This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.

Item 3 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.

Item 4 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.

Item 5 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 6 - This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN  
REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.

**RECEIVED**

APR 28 1994

**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Baltimore County Government  
Office of Zoning Administration  
and Development Management

**COPY**



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 26, 1994

Masters-Severe, Inc.  
Village Sound Company, Inc.  
c/o William R. Lenhard  
30 E. Padonia Road, #506  
Timonium, Maryland 21093

Re: Case number: R-94-329  
11418 Reisterstown Road  
SW/S Reisterstown Road, 400'+/- SE Sunset Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Masters-Severe, Inc.  
Contract Purchaser(s): Village Sound Company, Inc.

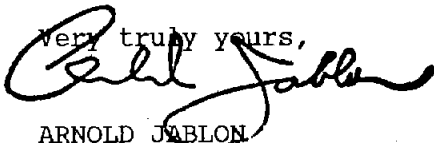
Dear Mr. Lenhard:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 1 (posting charge), is now overdue. Payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

- 1) A check made payable to Baltimore County, Maryland in the amount of \$35.00.
- 2) A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,  
  
ARNOLD JABLON  
DIRECTOR

AJ:ggs

Per Gwen Stephens - ZADM

ALL ADVERTISING PAID FOR

CYCLE III RECLASS PETITIONS



MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
111 W. Chesapeake Avenue, Towson, Maryland 21204

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollar out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the individual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

August 18, 1994

William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, MD 21093

RE: Case No. R-94-329  
Masters-Severe, Inc.  
Village Sound Co., Inc. /CP


Dear Mr. Lenhard:

Pursuant to your letter of August 10th regarding the subject matter, the Board has noted its file and, by copy of this letter, is advising all interested parties that on September 13, 1994 at 10:00 a.m. it is your intention to request a continuance for the purpose of amending to a documented site plan.

Accordingly, no testimony or evidence will be received on the merits of your Petition for Reclassification on September 13th, but rather the matter continued for the purpose of submitting an amended, documented site plan.

Should you have any questions, please call me at 887-3180.

Very truly yours,

  
Kathleen C. Weidenhammer  
Administrative Assistant

cc: J. Richard Severe  
Village Sound Company, Inc.  
The Wilton T. Ballard Company  
James Earl Kraft  
People's Counsel for Baltimore County  
Pat Keller  
Jeffrey Long  
Lawrence E. Schmidt  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM



**William R. Lenhard**

Attorney at Law

---

30 East Padonia Road, Suite 506, Timonium, Maryland 21093-2311

Tel: (410) 252-7158 • Fax: (410) 667-6103

August 10, 1994

Attn: Kathleen Weidenhammer  
Administrative Assistant  
County Board of Appeals  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, Maryland 21204

RECEIVED  
COUNTY BOARD OF APPEALS  
94 AUG 11 PM 2:47

*R-94-329*  
Re: Case Number R-94-~~239~~  
11418 Reisterstown Road

**Hearing on September 13, 1994**

Dear Ms. Weidenhammer:

The owners of 11418 Reisterstown Road petitioned your office for a zoning change from R.O. to B.L. A hearing has been set for September 13th at 10:00 a.m. This letter is to inform you that the owners will be obtaining a document site plan and will appear on the 13th to ask for a continuation.

I am sending a copy of this letter to Mr. Zimmerman, the People's Counsel, to keep him informed. Please let me know if it is advisable to send this notice to anyone else. Thank you for your time in this matter.

Sincerely,



William R. Lenhard

cc: Zimmerman  
Severe

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1994

William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, Maryland 21093

RE: Item No. 1  
Case No. R-94-329  
Petitioner: Masters-Severe, Inc.  
Reclassification Petition

Dear Mr. Lenhard:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

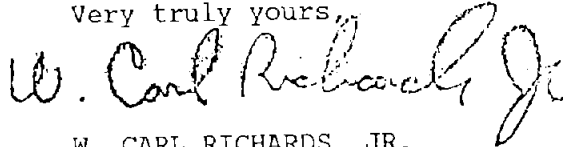
If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before .. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

William R. Lenhard, Esquire  
July 13, 1994  
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned above the typed name.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:cm  
Enclosures

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director      DATE: May 9, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle III  
April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

Item 2 - This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.

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Item 5 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 6 - This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN  
REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.

RECEIVED

APR 28 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

11418 Pastorsdown Rd. 3-1-94  
Pet'r Masters - Sever, Inc.

## NOTES TO FILE:

1. NO TITLE
2. ELECTION DIST.; COUNCIL DIST.
3. CRITICAL AREA DESIGNATION
4. BOLD OUTLINE
5. OWNERSHIP OF ADJOINING PROPERTIES.
6. AREA OF PROP. TO BE RECLASSIFIED.
7. DISTANCE TO NEAREST INTERSECTING STS.
8. EXISTING / PROPOSED ZONING; Zoning On Adjoining Properties.
9. SUBMITTED PLAN "NOT A BOUNDARY SURVEY".
10. ONLY ~~THE~~ 4 PLANS SUBMITTED.
11. PROP. DESCRIPTIONS NOT SEALED.  
Consented w/ applicant on date of filing.
12. ONLY 3 1000 SCALE MAPS.

John

John

R.94.329



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

February 25, 2002

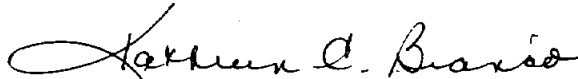
William R. Lenhard, Esquire  
30 E. Padonia Road  
Suite 506  
Timonium, MD 21093

RE: *In the Matter of: Masters-Severe, Inc.*  
Case No. R-94-329 / Order of Dismissal of Petition

Dear Mr. Lenhard:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

  
Kathleen C. Bianco  
Administrator

Enclosure

c: J. Richard Severe  
Village Sound Company, Inc.  
The Wilson T. Ballard Co.  
Economic Development /MS 2M07  
Robert J. Haines, Esquire  
/Board of Ed. /MS 1102-J  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Jeffrey Long /Planning  
Lawrence E. Schmidt /Zoning Commissioner  
W. Carl Richards /PDM  
Arnold Jablon, Director /PDM



MASTERS-SEVERE, INC.

/Property Owner  
Village Sound Company, Inc. /  
Contract Purchaser  
SW/s Reisterstown Road, approx.  
400' +/- SE of Sunset Road  
(11418 Reisterstown Road)

#R-94-329

Item #1, Cycle III, 1994

4th Election District  
3rd Councilmanic District

From R.O. to B.L.

.4 acre

---

March 1

Petition for Reclassification filed by William  
R. Lenhard, Esquire, on behalf of Masters-  
Severe, Inc., Property Owner, and Village  
Sound Company, Inc., Contract Purchaser.

---

\* William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, MD 21093

Counsel for Petitioners ✓

J. Richard Severe  
3 Saddlestone Court  
Owings Mills, MD 21117

Petitioners /Property Owners

Village Sound Company, Inc.  
11418 Reisterstown Road  
Owings Mills, MD 21117

Petitioner /Contract Purchaser

The Wilson T. Ballard Company  
17 Gwynns Mill Court  
Owings Mills, MD 21117

Consulting Engineers

James Earl Kraft  
Baltimore County Board of Education  
Mail Stop #1102-J

Peter Max Zimmerman

People's Counsel for Baltimore ✓  
County

Pat Keller  
Jeffrey Long  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

✓e

Case No. R-94-329

Masters-Severe, Inc. /Village Sound Company

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8/11/94 -Letter from William Lenhard, Esquire, Counsel for petitioner;  
will request continuance on the record on 9/13/94 for purpose  
of pursuing amended/documented site plan, to be submitted to  
Board in open hearing at later date.

8/18/94 - Copy of above letter forwarded to ZADM /Sophie --fyi and her file--  
Letter to Mr. Lenhard advising of receipt of his letter; notation  
to file that testimony and evidence will not be presented on 9/13/94;  
that matter will be continued. Copies to all parties listed in file.

---

9/13/94 - Case opened and continued on the record this date at request of  
William Lenhard, Counsel for Petitioner; also present were P. Zimmerman  
and C. Demilio. Petitioner to request date for submittal of documented  
plan when engineer has completed amendment.

**BALTIMORE COUNTY, MARYLAND**  
Board of Appeals of Baltimore County  
*Interoffice Correspondence*

DATE: May 3, 2002

TO: Arnold Jablon, Director  
Permits & Development Management  
Attn.: David Duvall

FROM: Theresa R. Shelton *tr*  
Board of Appeals

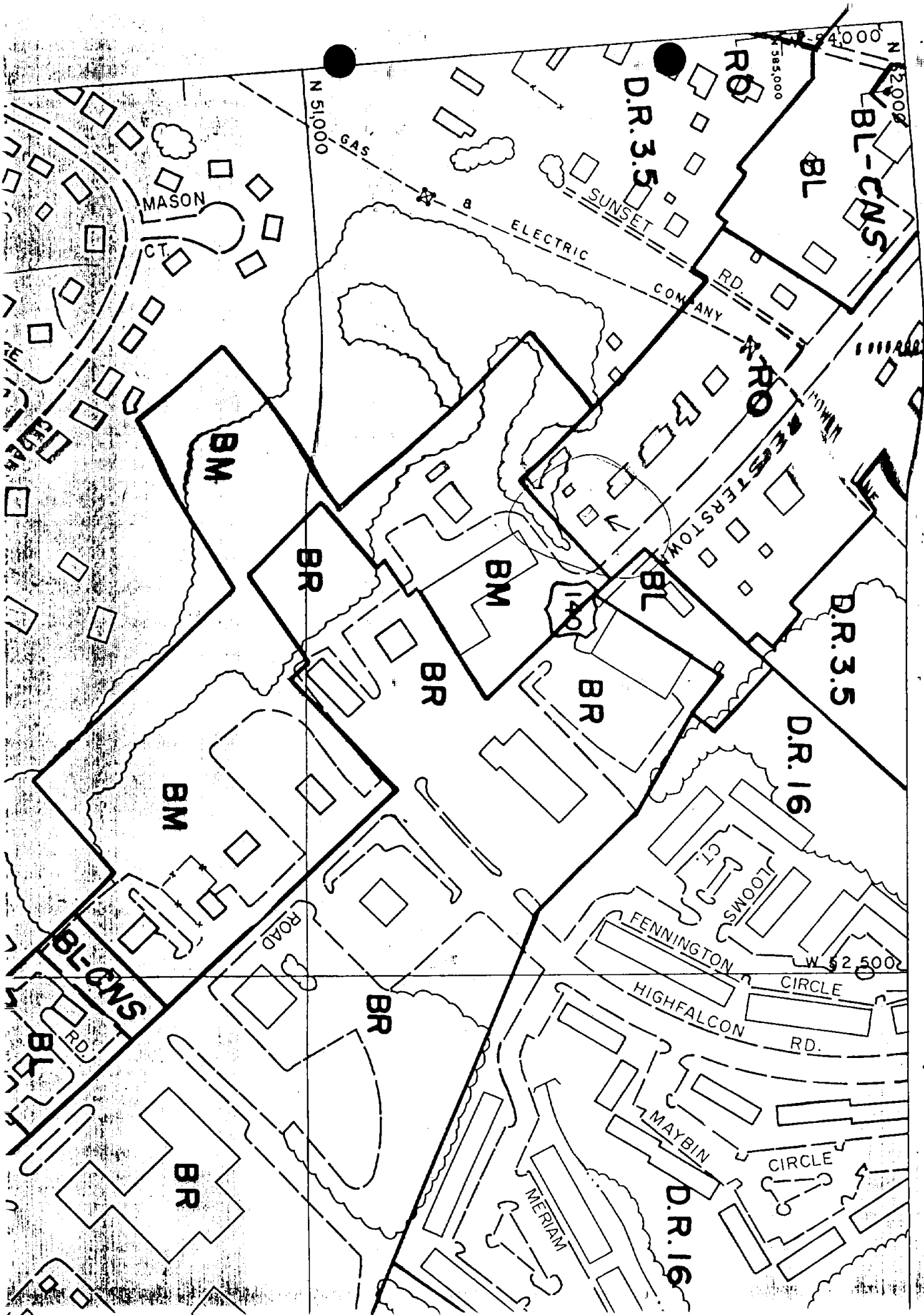
SUBJECT: **CLOSED APPEAL CASE FILE**

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

<b><u>BOARD OF APPEALS CASE NUMBER</u></b>	<b><u>PDM FILE NUMBER</u></b>	<b><u>NAME</u></b>	<b><u>LOCATION</u></b>
R-94-329	R-94-329	MASTERS-SEVERE, INC.	REISTERSTOWN ROAD

Attachment: SUBJECT FILE(S) ATTACHED





P.94-329



"Plan to Accompany Reclassification Petition"

Petitioned Property Location:

11418 Reisterstown Road  
Owings Mills, MD 21117  
4th Election District  
3rd Councilmanic District

The Location Survey was done by:

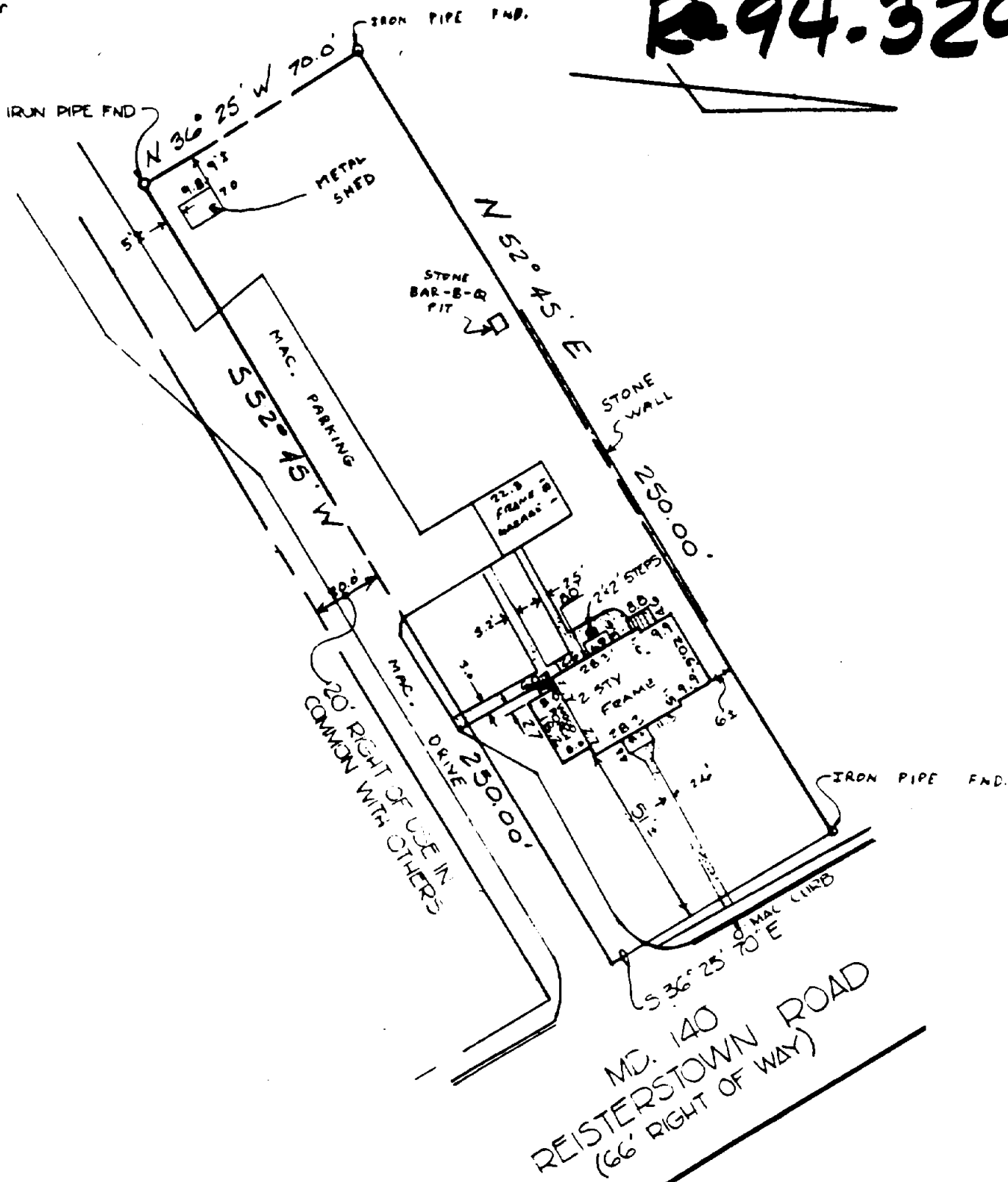
The Wilson T. Ballard Co.  
Consulting Engineers  
17 Gwynns Mill Court  
Owings Mills, MD 21117  
363-0150  
Kenneth L. Evans  
Property Line Surveyor No. 129

Dimensions of property to be reclassified:

70 ft. x 250 ft.

94.329

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN IN A DEED AS MONUMENTED, BASED ON THE INFORMATION IN A DEED RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 7078 FOLIO 675, THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED AS VERIFICATION OF PARTY LINES.



# LOCATION SURVEY

11418 REISTERSTOWN ROAD  
4<sup>th</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

THE WILSON T. BALLARD CO.

CONSULTING ENGINEERS  
17 GWYNNS MILL COURT

SCALE  
1"=40'

DATE  
6/9/88

JOB NO.  
301-056.658

SURVEYED  
J. McGee

DRAFTED  
Vaicht

1. Need attorney
- ✓ 2. Need titles of owners
- ✓ 3. Need vicinity map on plat *with North arrow*
- ? 4. Need seals on descriptions
- ✓ 5. Need title on plan
- ✓ 6. Need election and councilmanic districts
- NA 7. Need critical area designation
- 0 8. Need "bold" outline *around property*
- ✓ 9. Need ownership of adjoining properties
- ✓ 10. Need area of property to be reclassified
- 0 11. Need distance to nearest intersecting streets - *from corner to E* *must match desc.*
- ✓ 12. Need existing/proposed zoning; zoning on adjoining properties
- ✓ 13. Plan says "not a boundary survey"
- ? 14. Only 4 plans submitted (need 12)
- ? 15. Need seals on descriptions
- ? 16. Only 3 1,000 scale maps submitted (need 4)

R-94-329

KATHI

(#6)

WCR's

comments to  
go with the  
latest I sent

you.

Sophia

4-7-94

#6 -- MASTERS-SEVERE

(----BAD----)

4/7 - for plat

1. Need attorney
- ✓ 2. Need titles of owners
- ✓ 3. Need vicinity map on plat with North arrow
- ✓ 4. Need seals on descriptions
- ✓ 5. Need title on plan
- ✓ 6. Need election and councilmanic districts
- ✓ 7. Need critical area designation
- ✓ 8. Need "bold" outline around property
- ✓ 9. Need ownership of adjoining properties
- ✓ 10. Need area of property to be reclassified
- ✓ 11. Need distance to nearest intersecting streets - farm house to E
- ✓ 12. Need existing/proposed zoning; zoning on adjoining properties
- ✓ 13. Plan says "not a boundary survey"
- ✓ 14. Only 4 plans submitted (need 12)
- ✓ 15. Need seals on descriptions
- ✓ 16. Only 3 1,000 scale maps submitted (need 4)

Revised Plat  
dated 4-7-94

REVISED 4-7-94

R-94-329

COMMERCIAL  
PROPERTY,  
ZONED BM  
S.H. JACKSON

METAL  
GARAGE  
  
EXIST.  
COMMERCIAL

ZONING  
BM

NOTE: THIS PLAT IS FOR REZONING  
APPLICATION ONLY AND IS NOT  
A BOUNDARY SURVEY.

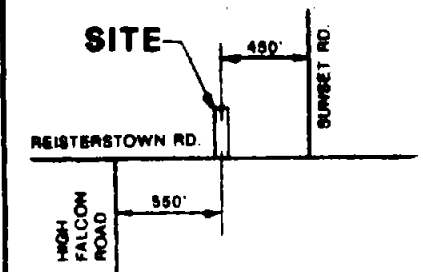
EXIST.  
BLOCK BLDG.  
  
RETAIL  
STORES

COMMERCIAL  
PROPERTY: ZONED BM  
KC REISTERSTOWN  
LTD. PARTNERSHIP  
C/O MARYLAND CHAIR  
CORP.  
8936/0531

REISTERSTOWN RD. MD. 140  
(66' RIGHT OF WAY)

PROPERTY: 0.4017 AC., 17,500 SQ. FT.

OWNED BY:  
MASTERS-SEVERE, INC.  
J. RICHARD SEVERE, PRES.  
GORDON R. MASTERS, SEC.  
*Existing Zoning RO, Proposed Zoning*



VICINITY MAP  
SCALE: 1"=1,000'

ZONE LINE

N 36°25'W 70.0'  
ZONING  
RO

ASPHALT DRIVE  
ZONE LINE

55°45'W 250.0'

N 57°45'E 250.0'

ZONING  
RO

ZONE LINE

ZONING  
BL

ZONING  
RO

PROPERTY OF  
BARRY FRAME/LEE BARNSTEIN  
5369/0151

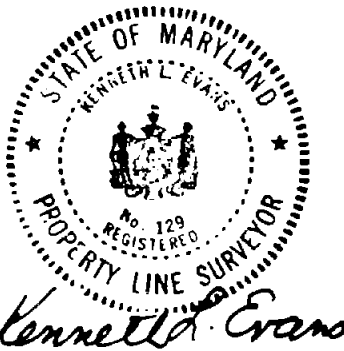
*No use  
indicated*

2 STY  
FRAME  
RES.

PARKING DATA  
RETAIL USE  
BLDG'S 1,620 SQ. FT.  
5 SPACES PER 1,000  
SQ. FT. • 8 REQ'D.  
14 SPACES SHOWN  
ASPHALT PAVING  
SPACES PERMANENTLY  
STRIPED.

2.7'  
CONC.  
WALK

EXIST. PAVING



**REZONING APPLICATION PLAT**

11418 REISTERSTOWN RD.  
OWINGS MILLS, MD 21117

4TH ELECTION DISTRICT, 3RD COUNCILMATIC DISTRICT

THE WILSON T. BALLARD COMPANY  
CONSULTING ENGINEERS  
17 GWYNNS MILL COURT  
OWINGS MILLS, MARYLAND

SCALE:  
1" = 40'

DATE:  
4/6/94

JOB NO:  
301-264

SURVEYED:  
J. M. GEE

DRAFTED:  
T.G.S.

R-94.329

OPEN



# Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 11418 Reisterstown Rd, Owings Mills,

This Petition shall be filed with the Office of Zoning Administration & Development Management. MD 21117

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an RO zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Village Sound Company, Inc.  
(Type or Print Name)

Signature

11418 Reisterstown Road  
Address

Owings Mills, MD 21117  
City State Zipcode

Attorney for Petitioner:

WILLIAM R. LENHARD  
(Type or Print Name)

Signature

30 E Padonia Rd 752-7155  
Address Phone No.

Timonium Md 21093  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Masters-Severe, Inc.

J. Richard Severe  
(Type or Print Name)

Signature

Gordon R. Masters  
(Type or Print Name)

Gordon R. Masters  
Signature

11418 Reisterstown Rd. 356-2121  
Address Phone No.

Owings Mills, MD 21117  
City State Zipcode  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

J. Richard Severe  
Name

3 Saddlestone Court 356-4783  
Address Phone No.

Owings Mills, MD  
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

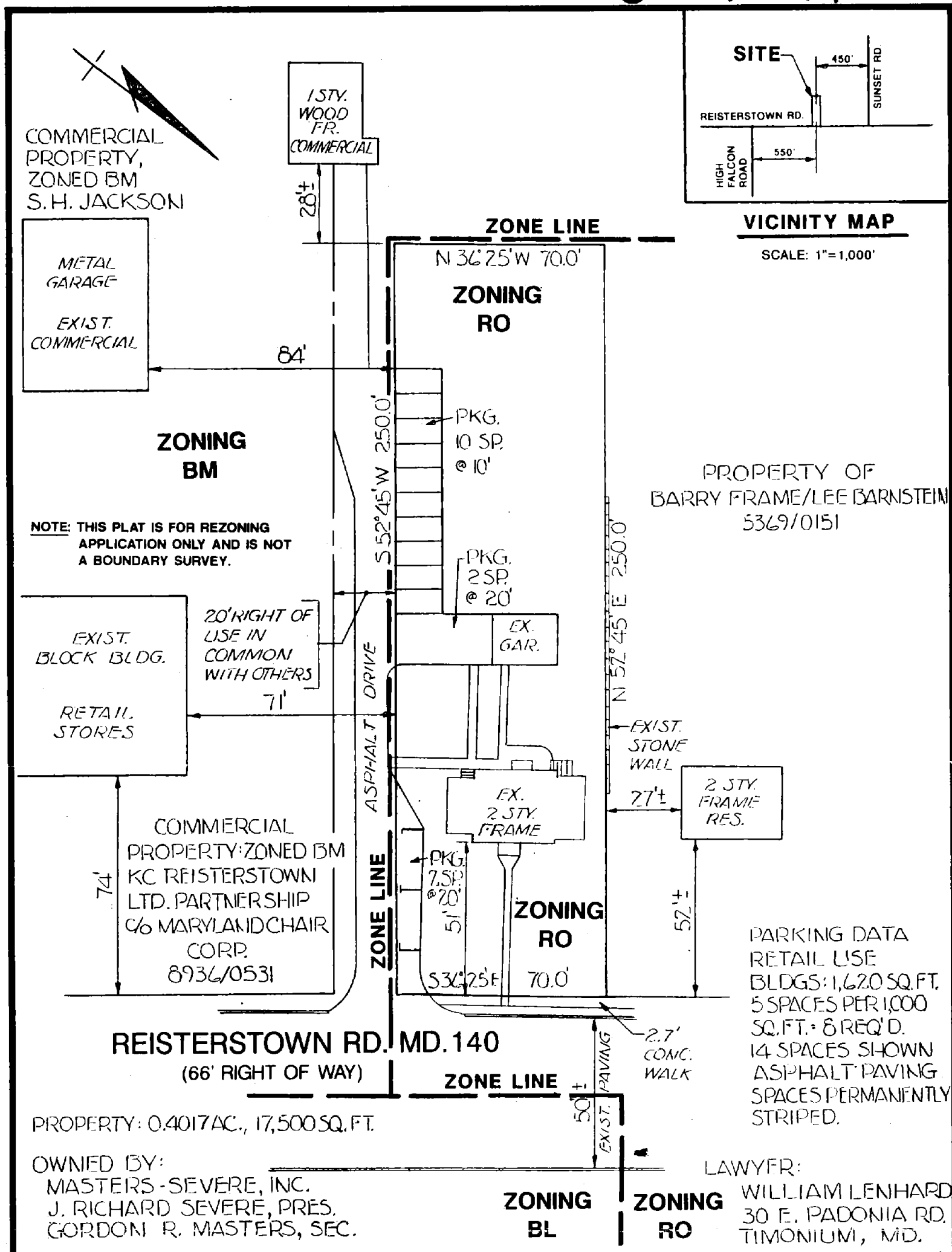
REVIEWED BY: [Signature] DATE 3-1-94

RECEIVED  
COUNTY BOARD OF APPEALS  
94 MAR -1 PM 2:45

OK to file  
3-1-94  
see notes  
meet 3-2-3-5  
(1) BCC

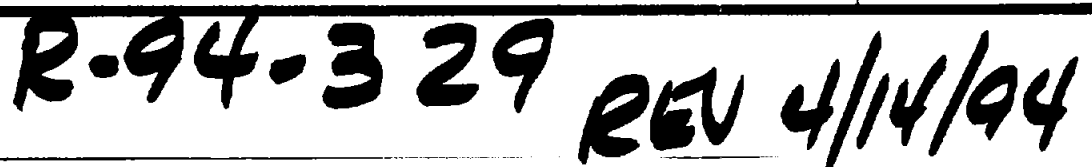


EV 4-7-94



<p>Kenneth L. Evans</p>	<b>REZONING APPLICATION PLAT</b>		SCALE: 1" = 40'
	11418 REISTERSTOWN RD. OWINGS MILLS, MD 21117		DATE: 4/6/94
	4TH ELECTION DISTRICT, 3RD COUNCILMATIC DISTRICT		JOB NO.: 301-284
	THE WILSON T. BALLARD COMPANY CONSULTING ENGINEERS 17 GWYNNS MILL COURT OWINGS MILLS, MARYLAND		SURVEYED: J. MCGEE
			DRAFTED: T.G.S.

Revised under date of  
4-14-94





Report by the  
Baltimore County Planning Board  
to the  
Baltimore County Board of Appeals

# **ZONING RECLASSIFICATION PETITIONS**

Cycle III, 1994

July 31, 1994



Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5882

RECEIVED  
COUNTY BOARD OF APPEALS  
94 JUL 28 PM 2:18

July 22, 1994

Mr. William T. Hackett, Chairman  
County Board of Appeals  
Courthouse  
Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat Keller".

Pat Keller  
Secretary to the Planning Board

PK/TD/mjm  
LTRS/PZONE/TXTMJM

Enclosure

cc: Merreen E. Kelly, Administrative Officer  
Peter Max Zimmerman, People's Counsel





# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County  
Planning Board  
to the

Baltimore County Board of Appeals

---

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July 31, 1994

Baltimore County  
Office of Planning and Zoning  
Towson, Maryland

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## INTRODUCTION

Under the provisions of Section 2-356(e), Baltimore County Code, 1988, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
2. Recommendations on the petitions.
3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

PETITIONS FOR RECLASSIFICATION  
CYCLE III, 1994

Assigned Hearing Dates  
County Board of Appeals  
Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329  
Masters-Severe, Inc. /Legal Owner  
Village Sound Company, Inc. /Contract Purchaser  
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Item #2, Case No. R-94-330  
C&E Realty Company  
Wednesday, September 21, 1994 @ 10:00 a.m.

Week of September 26, 1994

Item #3, Case No. R-94-331  
Morningside Six Limited Partnership  
Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332  
Baltimore Gas & Electric Company, Inc. AND  
Baltimore County, Maryland AND CSX Transportation,  
Inc. /Legal Owners  
Nace, Inc. /Contract Purchaser  
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333  
Hico Park M Limited Partnership  
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334  
Baltimore Gas & Electric Company, Inc.  
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994  
Assigned Hearing Dates  
County Board of Appeals  
Page 2 of 2

Week of October 17, 1994

Item #7, Case No. R-94-335  
Genstar Stone Products Company  
Wednesday, October 19, 1994 @ 10:00 a.m.

Week of October 24, 1994

Item #8, Case No. R-94-336  
Stebbins-Andersen Company, Inc.  
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337  
Genstar Stone Product Company  
Thursday, October 27, 1994 @ 10:00 a.m.

Week of October 31, 1994

Item #10, Case No. R-94-338  
Janet Terry  
Wednesday, November 2, 1994 @ 10:00 a.m.

Week of November 14, 1994

Item #11, Case No. R-94-339  
The Giles Building & Development Company  
Tuesday, November 15, 1994 @ 10:00 a.m.

Week of November 28, 1994

Item #12, Case No. R-94-340  
Savino Bollino and Rose Bollino  
Wednesday, November 30, 1994 @ 10:00 a.m.

Week of December 5, 1994

Item #13, Case No. R-94-341  
Gerald D. Sherman & Roger A. Spero  
Tuesday, December 6, 1994 @ 10:00 a.m.



PETITION FOR RECLASSIFICATION

Masters-Severe, Inc.  
11418 Reisterstown Road  
Owings Mills, MD 21117

The property under petition is located at 11418 Reisterstown Road, Owings Mills, MD 21117, Baltimore County and is a 0.4017 acre +/- parcel of land located on the southwest side of Reisterstown Road. The property is further identified as Tax Map 58, Grid 07, Parcel 33, 450 feet south of Sunset Road.

According to the Federal Emergency Management Agency's Flood Insurance Hazard Rate Map Number 240010-0210B, effective date March 2, 1981, the property is not located within a Zone C flood hazard area.

The property has a frontage on Reisterstown Road of 70 feet and a depth of 250 feet. Access to the property is by a 20 foot right of way, use in common with others on the south side of the lot, from Reisterstown Road. There is an asphalt parking area of 2,900 sq. ft. +/-, with anchored wheel stops on 10 of the parking spaces.

The site is improved by a two story frame structure dwelling with a full basement and a detached 404 sq. ft. +/- garage. The building contains 1,623 sq. ft. +/-, with 952 sq. ft. on the first floor and 671 sq. ft. on the second. The building is presently configured for office space. There are separate and private entrances to both floors.

The petitioners request a reclassification in the zoning from R0 to BL due to the change in the character of the neighborhood, as the Reisterstown Road corridor continues to expand northward. A major, national retailer, LA-Z-BOY, has opened a furniture gallery showroom across the street. Adjacent to the property is a commercial strip of retail stores. The petitioned property shares a common access with two commercial retail businesses, an electrical contractor and an auto repair garage. Just north of Sunset Road, about 550 feet from the petitioned property, are several parcels

BALTIMORE COUNTY, MARYLAND

Recommendations of the Office of Planning and Zoning

July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	.4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	B.M.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.L.-I.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.L.-A.S. M.L.-I.M. B.R.-A.S.	B.R.-A.S. B.R.-I.M.	M.L.-A.S. M.L.-I.M. B.R.-A.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and east and west of proposed Beaver Dam Road	38.3	M.L.-I.M.	B.M.-I.M.	M.L.-I.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Road)	14.6	M.L.-I.M.	B.R.-I.M.	M.L.-I.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.L.-I.M. M.H.-I.M.	B.R.-I.M.	M.L.-I.M. M.H.-I.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.L.-I.M. M.L.-A.S.	B.R.-I.M.	M.L.-I.M. M.L.-A.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	.94	M.L.-I.M.	B.L.	M.L.-I.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Boulevard	4.3	B.R. M.L.-A.S. M.L.-I.M.	B.R.-I.M. B.R.-A.S.	B.R. M.L.-A.S. M.L.-I.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R.-1 M.L.-I.M. M.H.-I.M.	D.R. 3.5	D.R. 1 M.L.-I.M. M.H.-I.M.

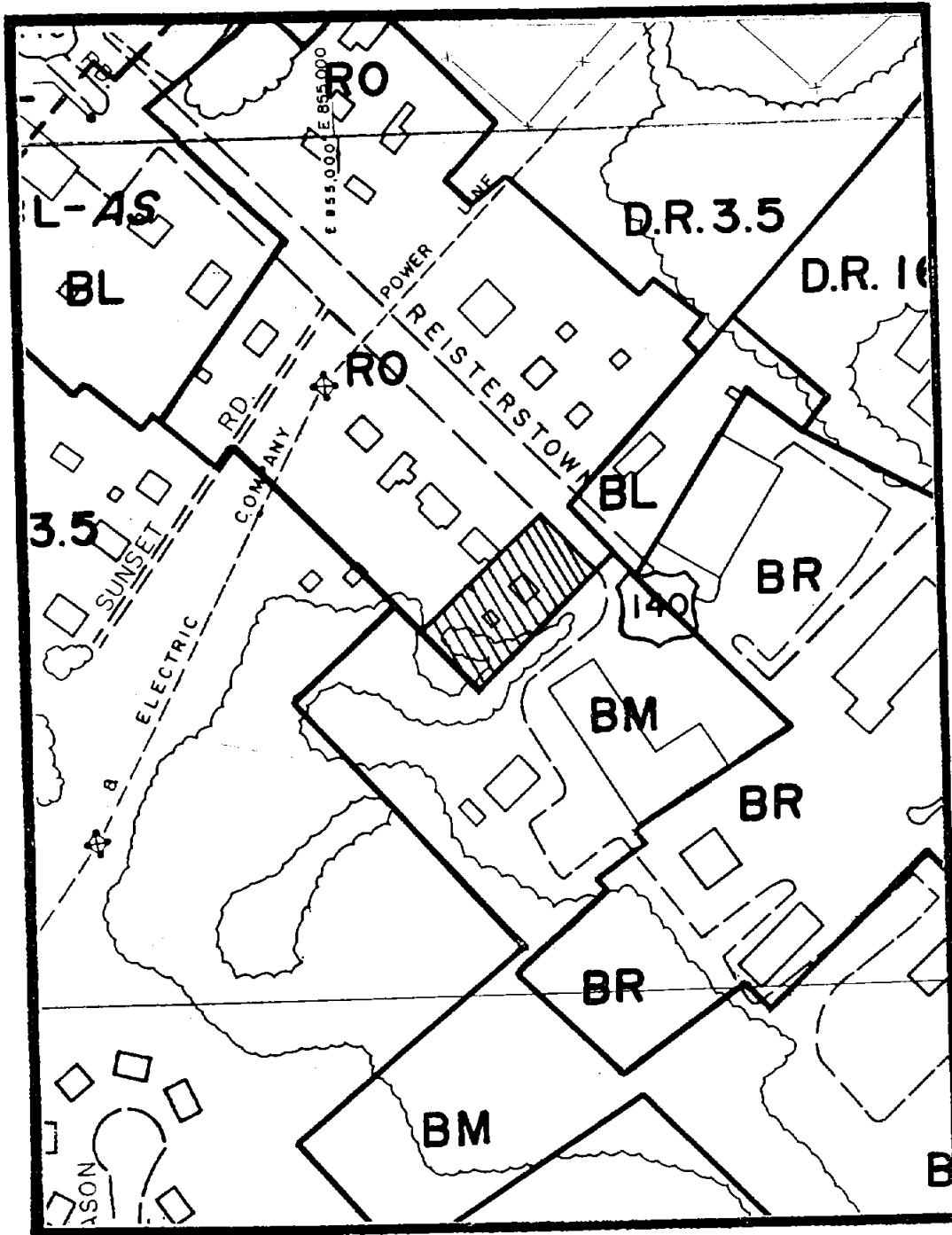
YORK COUNTY, PA.



SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
2. Capital Budget and 5-Year Capital Program.
3. Zoning Plans Advisory Committee comments.
4. Discussions with other governmental agencies.
5. Field inspections of subject sites.
6. Baltimore County Master Plan



ITEM NUMBER 1  
Location of Property Under Petition

Scale: 1" = 200'

PETITIONER:

Masters-Severe, Inc.

REQUESTED ACTION:

Reclassification to B.L. (Business Local)

EXISTING ZONING:

R.O. (Residence Office)

LOCATION:

Southwest side of Reisterstown Road, approximately 400 feet  
southeast of Sunset Road

AREA OF SITE:

.4 acres

ZONING OF ADJACENT PROPERTY/USE:

Northeast: R.O. - single-family detached residential  
Northwest: R.O. - single-family detached residential  
Southeast: B.R. - commercial  
Southwest: B.M. - commercial

SITE DESCRIPTION:

The site is currently improved with a two-story frame dwelling. An accessory garage is also located on the property. A 20 foot use in common driveway is located along the south property line and this access serves a service garage and an electrical contractor's yard located west of the subject site.

PROPERTIES IN THE VICINITY:

The parcel is located within an area of mixed uses and zoning. As stated, a service garage and an electrical contractor's business are located immediately to the west. The Owings Mill Square retail center abuts the property to the south. Land zoned for residence-office use, but used primarily for residential purposes is located to the north. R.O. zoned land and commercially zoned and used properties (LA-Z-BOY furniture store and Len Stoler automotive sales) are situated to the east of the site across Reisterstown Road.

#### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

#### TRAFFIC AND ROADS:

The site has direct access to Reisterstown Road, which is the main arterial running north and south with access to I-695, I-795, Owings Mills Boulevard and Westminster Pike.

#### ZONING HISTORY:

From 1976 until 1984, the property was zoned D.R. 16. As part of the 1984 Comprehensive Zoning Map Process, the site's zoning was changed to R.O. (see Issue No. 3-139).

#### MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan advocates for the study of the Reisterstown Road corridor to be updated, centering on various segments of the road, including the north-central Reisterstown Road area (from Greenspring Valley Road north to Reisterstown). It specifies that "the plan should address methods of improving site and building quality signage. Additionally, the Master Plan advocates for reasonable commercial redevelopment, but stresses the need for "area plans and design standards covering amenities such as open space, buffer yards, mass transit opportunities, landscaping, site design and building design [to] be created for places experiencing high levels of redevelopment." The Baltimore County Growth Management Program Proposed Land Use Map designates this site for mixed use and commercial utilization.

#### PROPOSED VS. EXISTING ZONING:

Regulations governing the R.O. zone may be found in Section 203 of the Baltimore County Zoning Regulations. The R.O. zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R.O. should be compatible with nearby residential properties.

Regulations governing the B.L. zone may be found in Section 230 of the Baltimore County Zoning Regulations (B.C.Z.R.). The B.L. zone allows a wide range of uses in addition to those permitted in the residential zone immediately adjoining the property. Density is regulated by a floor area ratio of 3.0. However, density is generally limited by parking requirements and



economic constraints. Building height is limited by the height tent regulations; setbacks include front yards no less than 10 feet and not less than 40 feet from the centerline of the street, except as specified in Section 302.2. No setback is required for side yards, except for lots abutting a residential zone or on a corner lot on the street side; in these cases a 10 foot setback is required.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the following reason:

Support for any zoning change would be dependent upon the quality of site specific details. The change from R.O. zoning (which was revised in 1988 to provide site and building design criteria) to B.L. zoning (which does not have any site design or building design criteria) would not be in keeping with the goals of the Master Plan. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

JL:lw

# **INTER-AGENCY COMMENTS**

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

*Office of Pupil Assignments  
Educational Support Services Building  
6901 N. Charles Street  
Towson, Maryland 21204*

June 1, 1994

Mr. Jeffrey Long  
Community Planner  
Office of Planning & Zoning  
Mail Stop 1108

RE: Zoning Reclassification Cycle III  
April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

**Item 5 - Case No. R-94-333**

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99

311 T.H. x .192 = 60

159 Elementary Students

with business zoning. The petitioners feel the reclassification would not harm the character of the neighborhood, since the property is abutted on three sides by parcels with business classifications, and is situated in a business corridor. Parking and access requirements for a BL classification are already present.

The petitioners also feel a reclassification would benefit the neighborhood. Masters-Severe, Inc. took possession in September 1993. Previous to that the offices had been vacant for nearly two years. Masters-Severe, Inc. has made numerous improvements to the property, including new roofs on both buildings, exterior paint, security lighting and landscaping. These were done to help restore the building appearance to the original architecture. Interior improvements include new HVAC plants, restroom facilities, paint, plans for electrical service upgrade and floor refinishing.

Masters-Severe, Inc.  
J. Richard Severe, President  
Gordon R. Masters, Secretary

Page 2

310 S.F.	x .155	=	48	
311 T.H.	x .055	=	<u>17</u>	
				65 Middle Students

310 S.F.	x .146	=	45	
311 T.H.	x .090	=	<u>28</u>	
				73 High Students

A total yield of 297 students

**Item 13 - Case No. R-94-341**

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M.  
(15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F.	x .236	=	43	Elementary Students
181 S.F.	x .071	=	13	Middle Students
181 S.F.	x .107	=	<u>19</u>	High Students
				75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

*Barbara Pickelsimer*

Barbara Pickelsimer,  
Field Representative  
Office of Pupil Assignments

bp

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   May 9, 1994  
      Zoning Administration and Development Management

FROM:   Robert W. Bowling, Chief  
      Developers Engineering Section

RE:     Zoning Advisory Committee Meeting  
      for Zoning Reclassification Cycle III  
      April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

Item 2 - This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.

Item 3 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.

Item 4 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.

Item 5 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 6 - This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN  
REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.

**RECEIVED**

APR 28 1994

**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
<u>MASTERS-SEVERE, INC. -OWNER; VILLAGE</u>	*	COUNTY BOARD OF APPEALS
<u>SOUND CO., INC. - C.P. FOR ZONING</u>		
RECLASSIFICATION FROM R.O. TO B.L. ON	*	OF
PROPERTY LOCATED ON THE SW/S		
REISTERSTOWN RD, APPROX. 400' SE OF	*	BALTIMORE COUNTY
SUNSET ROAD (11418 REISTERSTOWN RD)		
	*	Case No. R-94-329
4 <sup>TH</sup> ELECTION DISTRICT		Cycle III, 1994
3 <sup>RD</sup> COUNCILMANIC DISTRICT	*	

\* \* \* \* \*

### ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by William R. Lenhard, Esquire, on behalf of J. Richard Severe and Village Sound Company, Inc., Petitioners, for zoning reclassification from R.O. to B.L. on property located on the southwest side of Reisterstown Road, approximately 400' southeast of Sunset Road (11418 Reisterstown Road), in the Fourth Election District of Baltimore County.

**WHEREAS**, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

**WHEREAS**, no further action has been taken in this matter since a continuance was granted on September 13, 1994,

**IT IS, THEREFORE**, this 25<sup>th</sup> day of February, 2002, by the County Board of Appeals of Baltimore County

**ORDERED** that said Petition filed in Case No. R-94-329 be and the same is declared moot, and the Petition **DISMISSED**.

**COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Charles L. Marks, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

February 25, 2002

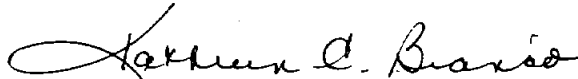
William R. Lenhard, Esquire  
30 E. Padonia Road  
Suite 506  
Timonium, MD 21093

RE: *In the Matter of: Masters-Severe, Inc.*  
Case No. R-94-329 / Order of Dismissal of Petition

Dear Mr. Lenhard:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

  
Kathleen C. Bianco  
Administrator

Enclosure

c: J. Richard Severe  
Village Sound Company, Inc.  
The Wilson T. Ballard Co.  
Economic Development /MS 2M07  
Robert J. Haines, Esquire  
/Board of Ed. /MS 1102-J  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Jeffrey Long /Planning  
Lawrence E. Schmidt /Zoning Commissioner  
W. Carl Richards /PDM  
Arnold Jablon, Director /PDM



R-94.329

OPEN



Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at

11418 Reisterstown Rd, Owings Mills,

This Petition shall be filed with the Office of Zoning Administration & Development Management. MD 21117

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an RO zone to an BL zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

RECEIVED COUNTY BOARD OF APPEALS 94 MAR -1 PM 2:45

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Village Sound Company, Inc. (Type or Print Name)

Signature of Village Sound Company, Inc.

11418 Reisterstown Road Address

Owings Mills, MD 21117 City State Zipcode

Attorney for Petitioner:

WILLIAM R. LENHARD (Type or Print Name)

Signature of William R. Lenhard

30 E Padonia Rd 752-7155 Address Phone No.

Timonium Md 21093 City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Masters-Severe, Inc.

J. Richard Severe (Type or Print Name)

Signature of J. Richard Severe

Gordon R. Masters (Type or Print Name)

Signature of Gordon R. Masters

11418 Reisterstown Rd. 356-2121 Address Phone No.

Owings Mills, MD 21117 City State Zipcode Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

J. Richard Severe Name

3 Saddlestone Court 356-4783 Address Phone No.

Owings Mills, MD OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 3-1-94

Handwritten notes: OK to file 3-1-94 see notes meet 3-2-3558 (W) BCC



PETITION FOR RECLASSIFICATION

Masters-Severe, Inc.  
11418 Reisterstown Road  
Owings Mills, MD 21117

The property under petition is located at 11418 Reisterstown Road, Owings Mills, MD 21117, Baltimore County and is a 0.4017 acre +/- parcel of land located on the southwest side of Reisterstown Road. The property is further identified as Tax Map 58, Grid 07, Parcel 33, 450 feet south of Sunset Road.

According to the Federal Emergency Management Agency's Flood Insurance Hazard Rate Map Number 240010-0210B, effective date March 2, 1981, the property is not located within a Zone C flood hazard area.

The property has a frontage on Reisterstown Road of 70 feet and a depth of 250 feet. Access to the property is by a 20 foot right of way, use in common with others on the south side of the lot, from Reisterstown Road. There is an asphalt parking area of 2,900 sq. ft. +/-, with anchored wheel stops on 10 of the parking spaces.

The site is improved by a two story frame structure dwelling with a full basement and a detached 404 sq. ft. +/- garage. The building contains 1,623 sq. ft. +/-, with 952 sq. ft. on the first floor and 671 sq. ft. on the second. The building is presently configured for office space. There are separate and private entrances to both floors.

The petitioners request a reclassification in the zoning from R0 to BL due to the change in the character of the neighborhood, as the Reisterstown Road corridor continues to expand northward. A major, national retailer, LA-Z-BOY, has opened a furniture gallery showroom across the street. Adjacent to the property is a commercial strip of retail stores. The petitioned property shares a common access with two commercial retail businesses, an electrical contractor and an auto repair garage. Just north of Sunset Road, about 550 feet from the petitioned property, are several parcels

with business zoning. The petitioners feel the reclassification would not harm the character of the neighborhood, since the property is abutted on three sides by parcels with business classifications, and is situated in a business corridor. Parking and access requirements for a BL classification are already present.

The petitioners also feel a reclassification would benefit the neighborhood. Masters-Severe, Inc. took possession in September 1993. Previous to that the offices had been vacant for nearly two years. Masters-Severe, Inc. has made numerous improvements to the property, including new roofs on both buildings, exterior paint, security lighting and landscaping. These were done to help restore the building appearance to the original architecture. Interior improvements include new HVAC plants, restroom facilities, paint, plans for electrical service upgrade and floor refinishing.

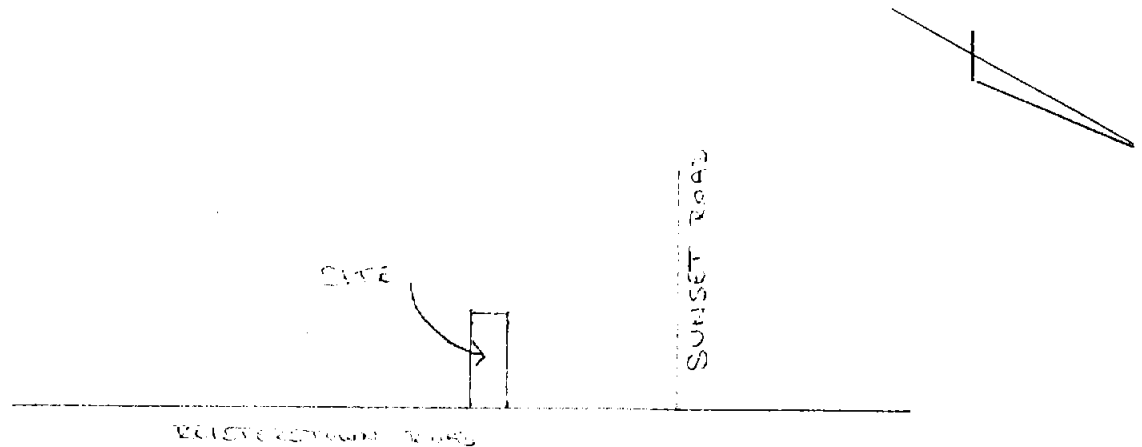
Masters-Severe, Inc.  
J. Richard Severe, President  
Gordon R. Masters, Secretary

### ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road which is 66 ft. wide at the distance of 450 ft. south of the centerline of the nearest improved intersecting street Sunset Road which is 22 ft. wide. Thence the following courses and distances:

Typical metes and bounds: N. 36 25' W 70 ft., N. 52 45' E 250 ft., S. 36 25' E 70 ft., S. 52 45' W 250 ft. to the place of beginning as recorded in Deed Liber 7078, Folio 675.

Property is further identified as Tax Map 58, Grid 07, Parcel 33. Also known as 11418 Reisterstown Road, Owings Mills, MD 21117 and located in the 4th Election District, 3rd Councilmatic District.



VICINITY MAP 1" = 500'

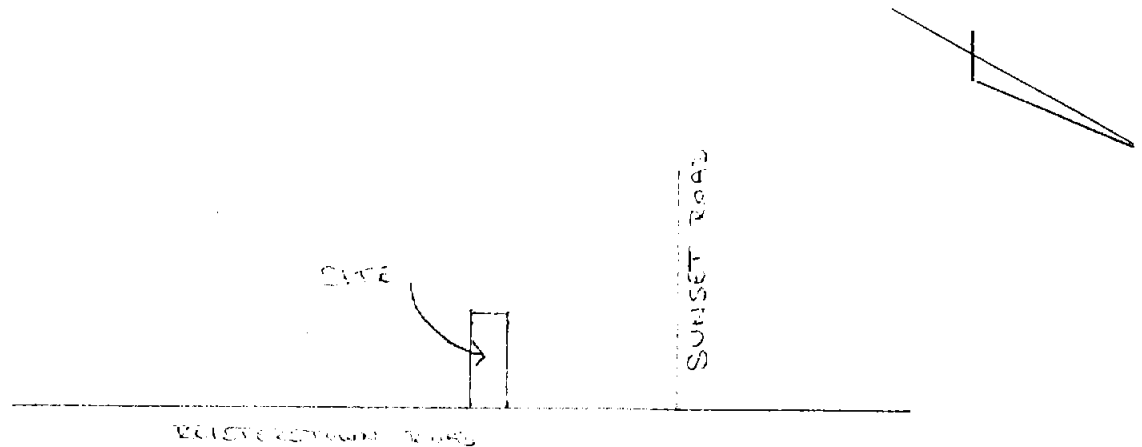
Revised under date of 4-14-94

### ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road which is 66 ft. wide at the distance of 450 ft. south of the centerline of the nearest improved intersecting street Sunset Road which is 22 ft. wide. Thence the following courses and distances:

Typical metes and bounds: N. 36 25' W 70 ft., N. 52 45' E 250 ft., S. 36 25' E 70 ft., S. 52 45' W 250 ft. to the place of beginning as recorded in Deed Liber 7078, Folio 675.

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VICINITY MAP 1" = 500'

Revised under date of 4-14-94

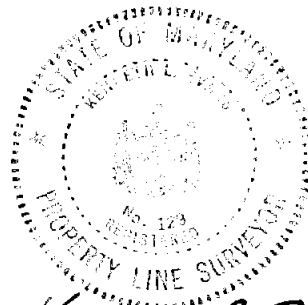
**P-94-329**  
**REV 4/14/94**

**DESCRIPTION OF  
11418 REISTERSTOWN ROAD**

**FOR REZONING APPLICATION**

BEGINNING for the same at a point on the southwest right of way line of Reisterstown Road (MD 140) said point being approximately 515 feet northwest of the centerline of High Falcon Road, thence leaving the southwest right of way line of Reisterstown Road and running along the northwest side of a use-in-common drive South 52 degrees 45 minutes West 250 feet, thence leaving said drive and continuing North 36 degrees 25 minutes West 70 feet, thence North 52 degrees 45 minutes East 250 feet to the southwest right of way line of Reisterstown Road, thence binding on said right of way line South 36 degrees 25 minutes West 70 feet to the point of beginning. Said property also know as 11418 Reisterstown Road and located in the 4th Election District, 3rd Councilmatic District of Baltimore County.

CONTAINING 0.4017 acre (17,500 square feet) of land more or less.



*Kenneth L. Evans*



BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 137982

DATE

3-1-74

ACCOUNT

CYCLE III #1

R-94-329

AMOUNT \$

RECEIVED

FROM:

072 - RELEASES

FOR:

080 - FINE

11413 RELEASE

CAUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

0193

MASTERS SEVERE, INC.  
11418 REISTERSTOWN RD.  
OWINGS MILLS, MD 21117

7-1/520  
2030

AUG 19 1994

PAY TO THE ORDER OF PATUXENT PUBLISHING

\$ 331 <sup>80</sup>/<sub>100</sub>

Three hundred and thirty-one dollars and eighty cents — DOLLARS

**SIGNET BANK**  
Maryland

Baltimore, MD 21202

FOR R-94-329

*John R. Moten*

⑈000193⑈ ⑆052000016⑆ ⑈440⑈0270858⑈

GUARDIAN SAFETY



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

MAY 24, 1994

NOTICE OF HEARING

CASE NUMBER: R-94-329  
11418 Reisterstown Road  
SW/S Reisterstown Road, approximately 400' SE Sunset Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Masters-Severe, Inc.  
Contract Purchaser(s): Village Sound Company, Inc.

Petition to reclassify the property's zoning from R.O. to B.L.

HEARING: TUESDAY, SEPTEMBER 13, 1994 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Masters-Severe, Inc.  
Village Sound Company, Inc.  
William R. Lenhard, Esq.

94 MAY 27 PM 2:56

RECEIVED  
COUNTY BOARD OF APPEALS  
JAN 1995



Baltimore County Government  
Office of Zoning Administration  
and Development Management

**COPY**



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 26, 1994

Masters-Severe, Inc.  
Village Sound Company, Inc.  
c/o William R. Lenhard  
30 E. Padonia Road, #506  
Timonium, Maryland 21093

Re: Case number: R-94-329  
11418 Reisterstown Road  
SW/S Reisterstown Road, 400'+/- SE Sunset Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Masters-Severe, Inc.  
Contract Purchaser(s): Village Sound Company, Inc.

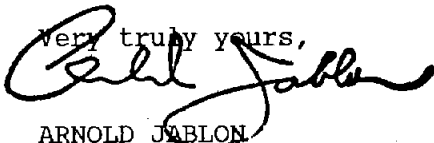
Dear Mr. Lenhard:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 1 (posting charge), is now overdue. Payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

- 1) A check made payable to Baltimore County, Maryland in the amount of \$35.00.
- 2) A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,  
  
ARNOLD JABLON  
DIRECTOR

AJ:ggs

Per Gwen Stephens - ZADM

ALL ADVERTISING PAID FOR

CYCLE III RECLASS PETITIONS



MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
111 W. Chesapeake Avenue, Towson, Maryland 21204

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollar out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the individual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

August 18, 1994

William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, MD 21093

RE: Case No. R-94-329  
Masters-Severe, Inc.  
Village Sound Co., Inc. /CP


Dear Mr. Lenhard:

Pursuant to your letter of August 10th regarding the subject matter, the Board has noted its file and, by copy of this letter, is advising all interested parties that on September 13, 1994 at 10:00 a.m. it is your intention to request a continuance for the purpose of amending to a documented site plan.

Accordingly, no testimony or evidence will be received on the merits of your Petition for Reclassification on September 13th, but rather the matter continued for the purpose of submitting an amended, documented site plan.

Should you have any questions, please call me at 887-3180.

Very truly yours,

  
Kathleen C. Weidenhammer  
Administrative Assistant

cc: J. Richard Severe  
Village Sound Company, Inc.  
The Wilton T. Ballard Company  
James Earl Kraft  
People's Counsel for Baltimore County  
Pat Keller  
Jeffrey Long  
Lawrence E. Schmidt  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM



**William R. Lenhard**

Attorney at Law

---

30 East Padonia Road, Suite 506, Timonium, Maryland 21093-2311

Tel: (410) 252-7158 • Fax: (410) 667-6103

August 10, 1994

Attn: Kathleen Weidenhammer  
Administrative Assistant  
County Board of Appeals  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, Maryland 21204

RECEIVED  
COUNTY BOARD OF APPEALS  
94 AUG 11 PM 2:47

*R-94-329*  
Re: Case Number R-94-~~239~~  
11418 Reisterstown Road

**Hearing on September 13, 1994**

Dear Ms. Weidenhammer:

The owners of 11418 Reisterstown Road petitioned your office for a zoning change from R.O. to B.L. A hearing has been set for September 13th at 10:00 a.m. This letter is to inform you that the owners will be obtaining a document site plan and will appear on the 13th to ask for a continuation.

I am sending a copy of this letter to Mr. Zimmerman, the People's Counsel, to keep him informed. Please let me know if it is advisable to send this notice to anyone else. Thank you for your time in this matter.

Sincerely,



William R. Lenhard

cc: Zimmerman  
Severe

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1994

William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, Maryland 21093

RE: Item No. 1  
Case No. R-94-329  
Petitioner: Masters-Severe, Inc.  
Reclassification Petition

Dear Mr. Lenhard:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before .. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

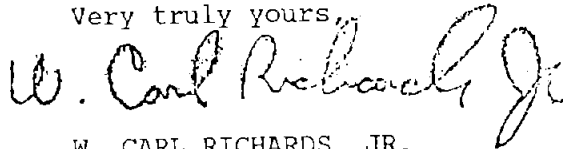
In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.



William R. Lenhard, Esquire  
July 13, 1994  
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned above the printed name and title.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:cmn  
Enclosures

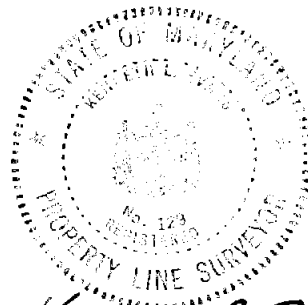
**P-94-329**  
**REV 4/14/94**

**DESCRIPTION OF  
11418 REISTERSTOWN ROAD**

**FOR REZONING APPLICATION**

BEGINNING for the same at a point on the southwest right of way line of Reisterstown Road (MD 140) said point being approximately 515 feet northwest of the centerline of High Falcon Road, thence leaving the southwest right of way line of Reisterstown Road and running along the northwest side of a use-in-common drive South 52 degrees 45 minutes West 250 feet, thence leaving said drive and continuing North 36 degrees 25 minutes West 70 feet, thence North 52 degrees 45 minutes East 250 feet to the southwest right of way line of Reisterstown Road, thence binding on said right of way line South 36 degrees 25 minutes West 70 feet to the point of beginning. Said property also know as 11418 Reisterstown Road and located in the 4th Election District, 3rd Councilmatic District of Baltimore County.

CONTAINING 0.4017 acre (17,500 square feet) of land more or less.



*Kenneth L. Evans*

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director      DATE: May 9, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle III  
April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

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Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN  
REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.

RECEIVED

APR 28 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

11418 Pastorsdown Rd. 3-1-94  
Pet'r Masters - Sever, Inc.

## NOTES TO FILE:

1. NO TITLE
2. ELECTION DIST.; COUNCIL DIST.
3. CRITICAL AREA DESIGNATION
4. BOLD OUTLINE
5. OWNERSHIP OF ADJOINING PROPERTIES.
6. AREA OF PROP. TO BE RECLASSIFIED.
7. DISTANCE TO NEAREST INTERSECTING STS.
8. EXISTING / PROPOSED ZONING; Zoning On Adjoining Properties.
9. SUBMITTED PLAN "NOT A BOUNDARY SURVEY".
10. ONLY ~~THE~~ 4 PLANS SUBMITTED.
11. PROP. DESCRIPTIONS NOT SEALED.  
Consented w/ applicant on date of filing.
12. ONLY 3 1000 SCALE MAPS.

John

John

R.94.329

MASTERS-SEVERE, INC.

/Property Owner  
Village Sound Company, Inc. /  
Contract Purchaser  
SW/s Reisterstown Road, approx.  
400' +/- SE of Sunset Road  
(11418 Reisterstown Road)

#R-94-329

Item #1, Cycle III, 1994

4th Election District  
3rd Councilmanic District

From R.O. to B.L.

.4 acre

---

March 1

Petition for Reclassification filed by William  
R. Lenhard, Esquire, on behalf of Masters-  
Severe, Inc., Property Owner, and Village  
Sound Company, Inc., Contract Purchaser.

---

\* William R. Lenhard, Esquire  
30 E. Padonia Road, Suite 506  
Timonium, MD 21093

Counsel for Petitioners ✓

J. Richard Severe  
3 Saddlestone Court  
Owings Mills, MD 21117

Petitioners /Property Owners

Village Sound Company, Inc.  
11418 Reisterstown Road  
Owings Mills, MD 21117

Petitioner /Contract Purchaser

The Wilson T. Ballard Company  
17 Gwynns Mill Court  
Owings Mills, MD 21117

Consulting Engineers

James Earl Kraft  
Baltimore County Board of Education  
Mail Stop #1102-J

Peter Max Zimmerman

People's Counsel for Baltimore ✓  
County

Pat Keller  
Jeffrey Long  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

✓e

Case No. R-94-329

Masters-Severe, Inc. /Village Sound Company

---

8/11/94 -Letter from William Lenhard, Esquire, Counsel for petitioner;  
will request continuance on the record on 9/13/94 for purpose  
of pursuing amended/documented site plan, to be submitted to  
Board in open hearing at later date.

8/18/94 - Copy of above letter forwarded to ZADM /Sophie --fyi and her file--  
Letter to Mr. Lenhard advising of receipt of his letter; notation  
to file that testimony and evidence will not be presented on 9/13/94;  
that matter will be continued. Copies to all parties listed in file.

---

9/13/94 - Case opened and continued on the record this date at request of  
William Lenhard, Counsel for Petitioner; also present were P. Zimmerman  
and C. Demilio. Petitioner to request date for submittal of documented  
plan when engineer has completed amendment.

**BALTIMORE COUNTY, MARYLAND**  
Board of Appeals of Baltimore County  
*Interoffice Correspondence*

DATE: May 3, 2002

TO: Arnold Jablon, Director  
Permits & Development Management  
Attn.: David Duvall

FROM: Theresa R. Shelton *tr*  
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILE**

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

<b><u>BOARD OF APPEALS CASE NUMBER</u></b>	<b><u>PDM FILE NUMBER</u></b>	<b><u>NAME</u></b>	<b><u>LOCATION</u></b>
R-94-329	R-94-329	MASTERS-SEVERE, INC.	REISTERSTOWN ROAD

Attachment: SUBJECT FILE(S) ATTACHED







"Plan to Accompany Reclassification Petition"

Petitioned Property Location:

11418 Reisterstown Road  
Owings Mills, MD 21117  
4th Election District  
3rd Councilmanic District

The Location Survey was done by:

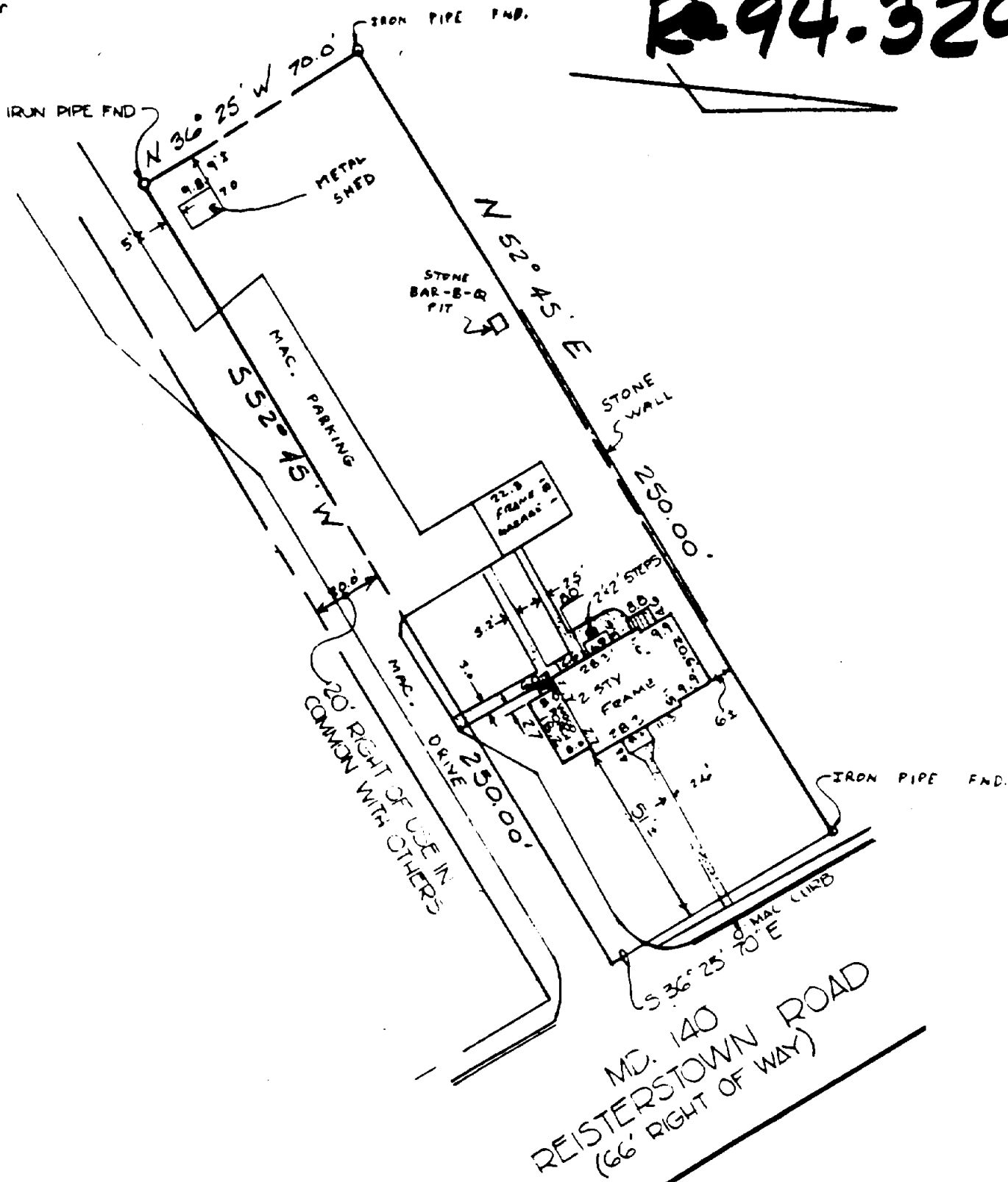
The Wilson T. Ballard Co.  
Consulting Engineers  
17 Gwynns Mill Court  
Owings Mills, MD 21117  
363-0150  
Kenneth L. Evans  
Property Line Surveyor No. 129

Dimensions of property to be reclassified:

70 ft. x 250 ft.

94.329

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN IN THIS SURVEY ARE MONUMENTED, BASED ON THE INFORMATION IN A DEED RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 7078 FOLIO 675. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED AS VERIFICATION OF PARTY LINES.



# LOCATION SURVEY

11418 REISTERSTOWN ROAD  
4<sup>th</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

THE WILSON T. BALLARD CO.

CONSULTING ENGINEERS  
17 GWYNNS MILL COURT

SCALE  
1"=40'

DATE  
6/9/88

JOB NO.  
301-056.658

SURVEYED  
J. McGee

DRAFTED  
Vaicht

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 137982

DATE

3-1-74

ACCOUNT

CYCLE III #1

R-94-329

AMOUNT \$

RECEIVED

FROM:

072 - RELEASES

FOR:

080 - FINESTAMP

11413 RELEASES

FOR

CAUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

1. Need attorney
- ✓ 2. Need titles of owners
- ✓ 3. Need vicinity map on plat *with North arrow*
- ? 4. Need seals on descriptions
- ✓ 5. Need title on plan
- ✓ 6. Need election and councilmanic districts
- NA 7. Need critical area designation
- 0 8. Need "bold" outline *around property*
- ✓ 9. Need ownership of adjoining properties
- ✓ 10. Need area of property to be reclassified
- 0 11. Need distance to nearest intersecting streets - *from corner to E* *must match desc.*
- ✓ 12. Need existing/proposed zoning; zoning on adjoining properties
- ✓ 13. Plan says "not a boundary survey"
- ? 14. Only 4 plans submitted (need 12)
- ? 15. Need seals on descriptions
- ? 16. Only 3 1,000 scale maps submitted (need 4)

R-94-329

KATHI

(#6)

WCR's  
comments to  
go with the  
latest I sent  
you.

Sophia  
4-7-94

#6 -- MASTERS-SEVERE

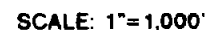
(----BAD----)

4/7 - for plat

1. Need attorney
- ✓ 2. Need titles of owners
- ✓ 3. Need vicinity map on plat with North arrow
- ✓ 4. Need seals on descriptions
- ✓ 5. Need title on plan
- ✓ 6. Need election and councilmanic districts
- ✓ 7. Need critical area designation
- ✓ 8. Need "bold" outline around property
- ✓ 9. Need ownership of adjoining properties
- ✓ 10. Need area of property to be reclassified
- ✓ 11. Need distance to nearest intersecting streets - farm house to be
- ✓ 12. Need existing/proposed zoning; zoning on adjoining properties
- ✓ 13. Plan says "not a boundary survey"
- ✓ 14. Only 4 plans submitted (need 12)
- ✓ 15. Need seals on descriptions
- ✓ 16. Only 3 1,000 scale maps submitted (need 4)

Revised Plat  
dated 4-7-94

R-94-329



LAWYER: WILLIAM LENHARD  
30 E. PADONIA RD.  
TIMONIUM, MD.

~~PARKING DATA  
RETAIL USE  
BLDG. 51, 620 SQ. FT.  
5 SPACES PER 1,000  
SQ. FT. = 8 REQ'D.  
14 SPACES SHOWN  
ASPHALT PAVING  
SPACES PERMANENTLY  
STRIPED.~~

- No use indicated

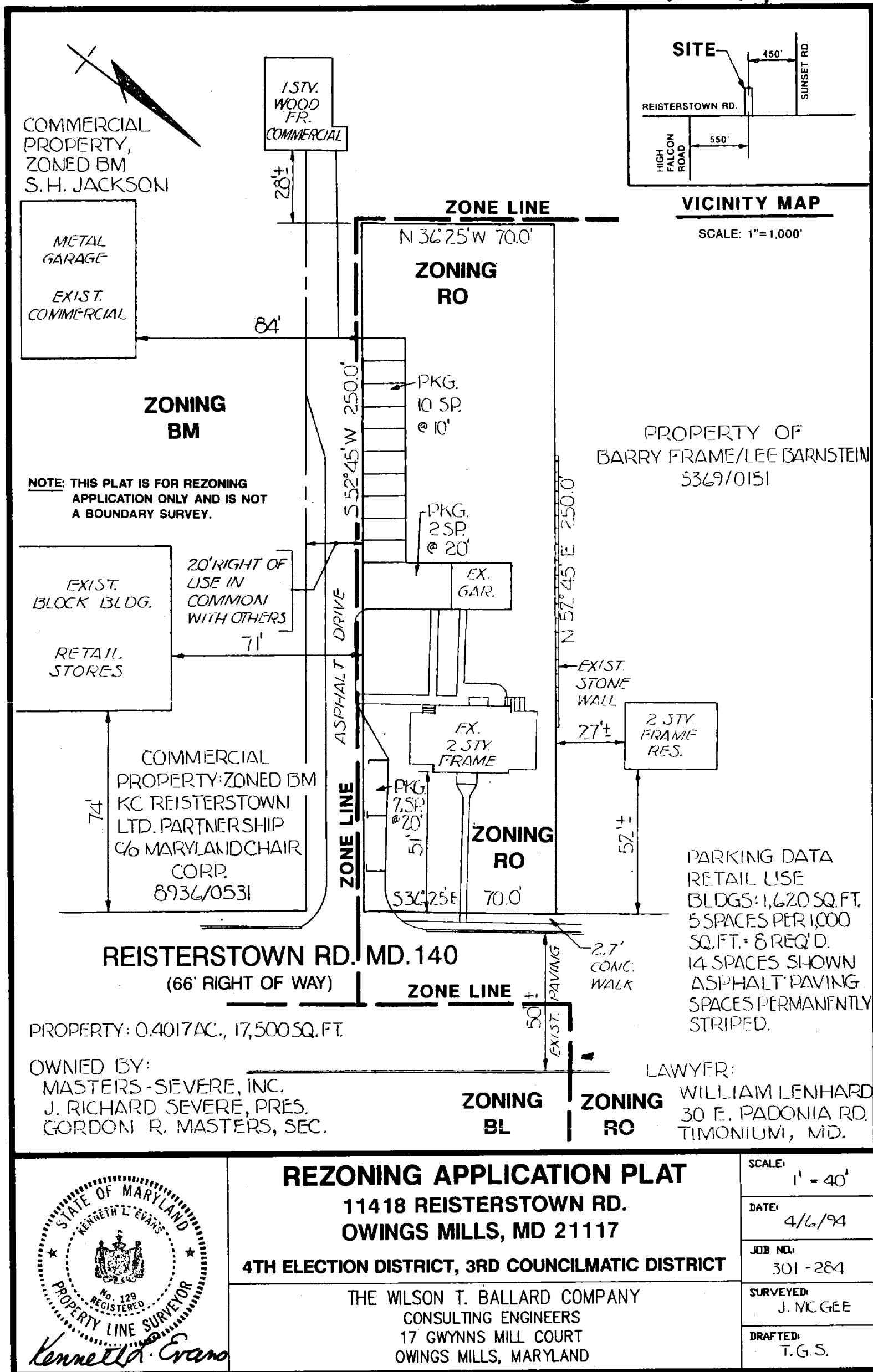


THE WILSON T. BALLARD COMPANY  
CONSULTING ENGINEERS  
17 GWYNNS MILL COURT  
OWINGS MILLS, MARYLAND

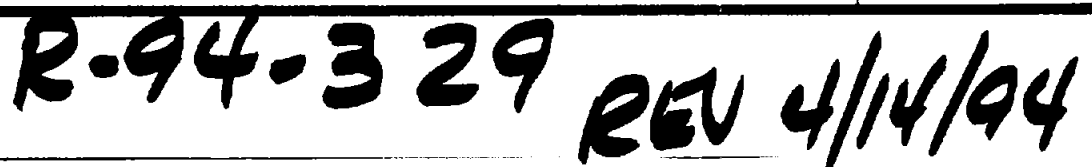
DRAFTED  
T.G.S.



EV 4-7-94



Revised under date of  
4-14-94



Report by the  
Baltimore County Planning Board  
to the  
Baltimore County Board of Appeals

# **ZONING RECLASSIFICATION PETITIONS**

Cycle III, 1994

July 31, 1994



Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5882

RECEIVED  
COUNTY BOARD OF APPEALS  
94 JUL 28 PM 2:18

July 22, 1994

Mr. William T. Hackett, Chairman  
County Board of Appeals  
Courthouse  
Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat Keller".

Pat Keller  
Secretary to the Planning Board

PK/TD/mjm  
LTRS/PZONE/TXTMJM

Enclosure

cc: Merreen E. Kelly, Administrative Officer  
Peter Max Zimmerman, People's Counsel





# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County  
Planning Board  
to the

Baltimore County Board of Appeals

---

---

July 31, 1994

Baltimore County  
Office of Planning and Zoning  
Towson, Maryland

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## INTRODUCTION

Under the provisions of Section 2-356(e), Baltimore County Code, 1988, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
2. Recommendations on the petitions.
3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

0193

MASTERS SEVERE, INC.  
11418 REISTERSTOWN RD.  
OWINGS MILLS, MD 21117

7-1/520  
2030

AUG 19 1994

PAY TO THE ORDER OF PATUXENT PUBLISHING

\$ 331 <sup>80</sup>/<sub>100</sub>

Three hundred and thirty-one dollars and eighty cents — DOLLARS

**SIGNET BANK**  
Maryland

Baltimore, MD 21202

FOR R-94-329

*John R. Moten*

⑈000193⑈ ⑆052000016⑆ ⑈440⑈0270858⑈

GUARDIAN SAFETY



The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

PETITIONS FOR RECLASSIFICATION  
CYCLE III, 1994

Assigned Hearing Dates  
County Board of Appeals  
Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329  
Masters-Severe, Inc. /Legal Owner  
Village Sound Company, Inc. /Contract Purchaser  
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Item #2, Case No. R-94-330  
C&E Realty Company  
Wednesday, September 21, 1994 @ 10:00 a.m.

Week of September 26, 1994

Item #3, Case No. R-94-331  
Morningside Six Limited Partnership  
Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332  
Baltimore Gas & Electric Company, Inc. AND  
Baltimore County, Maryland AND CSX Transportation,  
Inc. /Legal Owners  
Nace, Inc. /Contract Purchaser  
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333  
Hico Park M Limited Partnership  
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334  
Baltimore Gas & Electric Company, Inc.  
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994  
Assigned Hearing Dates  
County Board of Appeals  
Page 2 of 2

Week of October 17, 1994

Item #7, Case No. R-94-335  
Genstar Stone Products Company  
Wednesday, October 19, 1994 @ 10:00 a.m.

Week of October 24, 1994

Item #8, Case No. R-94-336  
Stebbins-Andersen Company, Inc.  
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337  
Genstar Stone Product Company  
Thursday, October 27, 1994 @ 10:00 a.m.

Week of October 31, 1994

Item #10, Case No. R-94-338  
Janet Terry  
Wednesday, November 2, 1994 @ 10:00 a.m.

Week of November 14, 1994

Item #11, Case No. R-94-339  
The Giles Building & Development Company  
Tuesday, November 15, 1994 @ 10:00 a.m.

Week of November 28, 1994

Item #12, Case No. R-94-340  
Savino Bollino and Rose Bollino  
Wednesday, November 30, 1994 @ 10:00 a.m.

Week of December 5, 1994

Item #13, Case No. R-94-341  
Gerald D. Sherman & Roger A. Spero  
Tuesday, December 6, 1994 @ 10:00 a.m.

BALTIMORE COUNTY, MARYLAND

Recommendations of the Office of Planning and Zoning

July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	.4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	B.M.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.L.-I.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.L.-A.S. M.L.-I.M. B.R.-A.S.	B.R.-A.S. B.R.-I.M.	M.L.-A.S. M.L.-I.M. B.R.-A.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and east and west of proposed Beaver Dam Road	38.3	M.L.-I.M.	B.M.-I.M.	M.L.-I.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Road)	14.6	M.L.-I.M.	B.R.-I.M.	M.L.-I.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.L.-I.M. M.H.-I.M.	B.R.-I.M.	M.L.-I.M. M.H.-I.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.L.-I.M. M.L.-A.S.	B.R.-I.M.	M.L.-I.M. M.L.-A.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	.94	M.L.-I.M.	B.L.	M.L.-I.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Boulevard	4.3	B.R. M.L.-A.S. M.L.-I.M.	B.R.-I.M. B.R.-A.S.	B.R. M.L.-A.S. M.L.-I.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R.-1 M.L.-I.M. M.H.-I.M.	D.R. 3.5	D.R. 1 M.L.-I.M. M.H.-I.M.

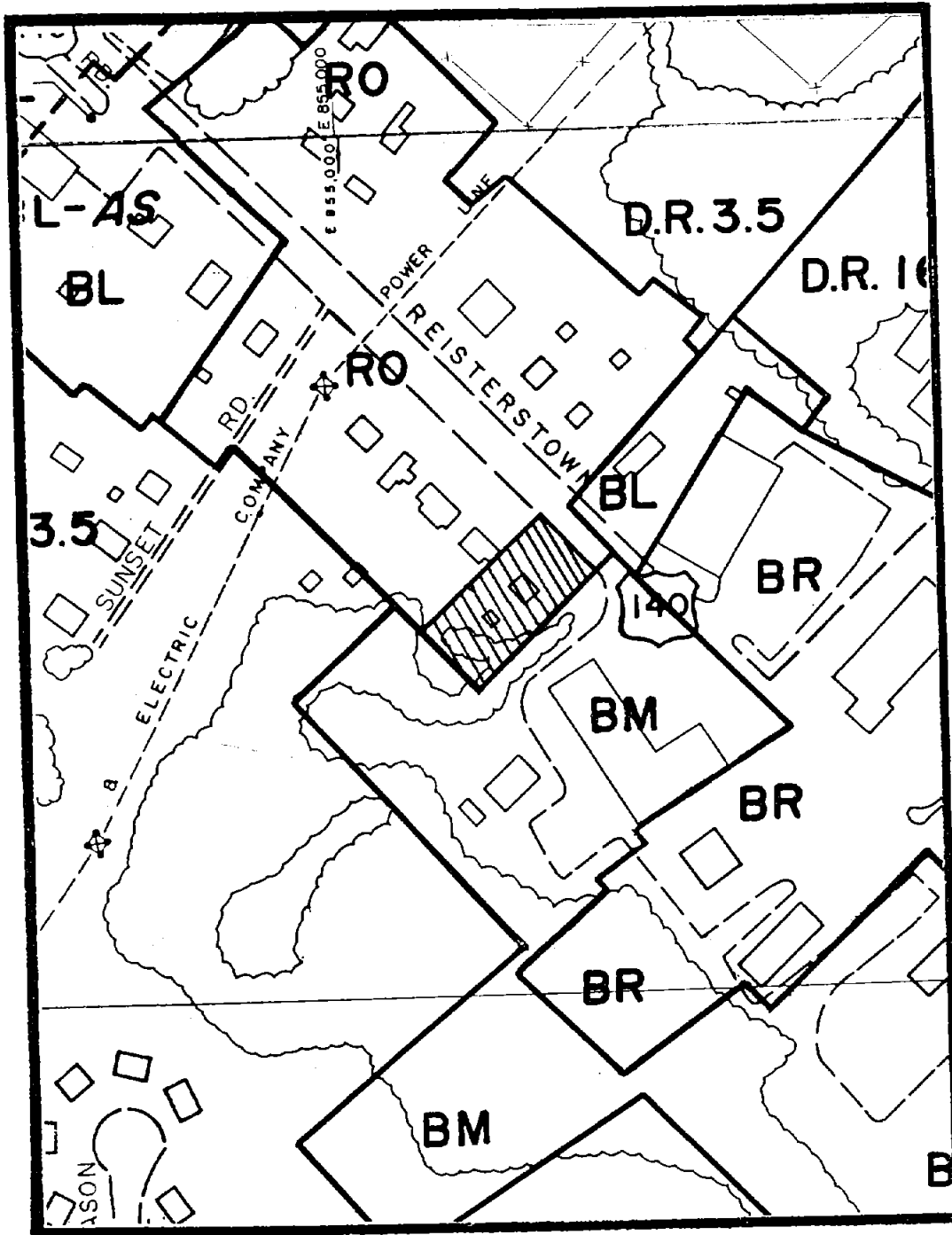
YORK COUNTY, PA.



SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
2. Capital Budget and 5-Year Capital Program.
3. Zoning Plans Advisory Committee comments.
4. Discussions with other governmental agencies.
5. Field inspections of subject sites.
6. Baltimore County Master Plan



ITEM NUMBER 1  
Location of Property Under Petition

Scale: 1" = 200'



PETITIONER:

Masters-Severe, Inc.

REQUESTED ACTION:

Reclassification to B.L. (Business Local)

EXISTING ZONING:

R.O. (Residence Office)

LOCATION:

Southwest side of Reisterstown Road, approximately 400 feet  
southeast of Sunset Road

AREA OF SITE:

.4 acres

ZONING OF ADJACENT PROPERTY/USE:

Northeast: R.O. - single-family detached residential  
Northwest: R.O. - single-family detached residential  
Southeast: B.R. - commercial  
Southwest: B.M. - commercial

SITE DESCRIPTION:

The site is currently improved with a two-story frame dwelling. An accessory garage is also located on the property. A 20 foot use in common driveway is located along the south property line and this access serves a service garage and an electrical contractor's yard located west of the subject site.

PROPERTIES IN THE VICINITY:

The parcel is located within an area of mixed uses and zoning. As stated, a service garage and an electrical contractor's business are located immediately to the west. The Owings Mill Square retail center abuts the property to the south. Land zoned for residence-office use, but used primarily for residential purposes is located to the north. R.O. zoned land and commercially zoned and used properties (LA-Z-BOY furniture store and Len Stoler automotive sales) are situated to the east of the site across Reisterstown Road.

#### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

#### TRAFFIC AND ROADS:

The site has direct access to Reisterstown Road, which is the main arterial running north and south with access to I-695, I-795, Owings Mills Boulevard and Westminster Pike.

#### ZONING HISTORY:

From 1976 until 1984, the property was zoned D.R. 16. As part of the 1984 Comprehensive Zoning Map Process, the site's zoning was changed to R.O. (see Issue No. 3-139).

#### MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan advocates for the study of the Reisterstown Road corridor to be updated, centering on various segments of the road, including the north-central Reisterstown Road area (from Greenspring Valley Road north to Reisterstown). It specifies that "the plan should address methods of improving site and building quality signage. Additionally, the Master Plan advocates for reasonable commercial redevelopment, but stresses the need for "area plans and design standards covering amenities such as open space, buffer yards, mass transit opportunities, landscaping, site design and building design [to] be created for places experiencing high levels of redevelopment." The Baltimore County Growth Management Program Proposed Land Use Map designates this site for mixed use and commercial utilization.

#### PROPOSED VS. EXISTING ZONING:

Regulations governing the R.O. zone may be found in Section 203 of the Baltimore County Zoning Regulations. The R.O. zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R.O. should be compatible with nearby residential properties.

Regulations governing the B.L. zone may be found in Section 230 of the Baltimore County Zoning Regulations (B.C.Z.R.). The B.L. zone allows a wide range of uses in addition to those permitted in the residential zone immediately adjoining the property. Density is regulated by a floor area ratio of 3.0. However, density is generally limited by parking requirements and